

# Unit 2709 - Canvas

2709 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

## Unit Information

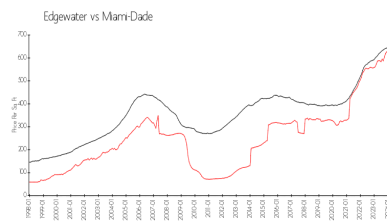
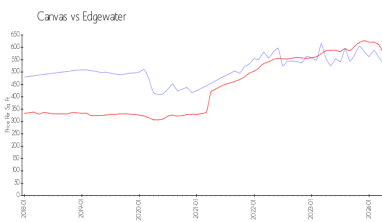
MLS Number:	A11489098
Status:	Active
Size:	878 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Spaces,Covered Parking,Not Assigned
View:	
Rental Price:	\$4,100
List PPSF:	\$5
Valuated Price:	\$484,000
Valuated PPSF:	\$551

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	513
Number of active listings for rent:	0
Number of active listings for sale:	26
Building inventory for sale:	5%
Number of sales over the last 12 months:	47
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	11

## Market Information



Canvas:	\$536/sq. ft.	Edgewater:	\$576/sq. ft.
Edgewater:	\$576/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Canvas	5%
Edgewater	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Canvas	112 days
Edgewater	90 days
Miami-Dade	81 days

